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**The Chairman and Hearing Committee Members
Meeting of 6 August 2018
Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty
Regional Policy Statement
Overview report on Submissions**

1 Introduction

My name is Rebekah Waltham; I have been employed by the Bay of Plenty Regional Council since March 2012. My current role is Planner in the Regional Integrated Planning section of the Strategy & Science Group.

I hold a conjoint Bachelor of Laws/Social Science (Politics) and a Graduate Diploma in Industrial Relations and Human Resource Management from the University of Waikato.

I have 3 years' experience in organisational planning and 10 months in resource management.

2 Purpose

This report provides an overview of the key points arising from submissions received on Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement (RPS). The staff recommendations contained in this report are not binding on the Hearing Committee. This report has been prepared without specific knowledge of the content of any evidence or presentations in support of submissions that will be made at the hearing; consequently it cannot be assumed that the Hearing Committee will reach the same conclusions as those provided in this report.

Council staff recommendations on individual submissions are attached in the document titled: Proposed Change 4 (Tauriko West Urban Limit) to the RPS Staff Recommendations on Provisions with Submissions. The document summarises each submission point, recommends whether the submission should be accepted, accepted in part or rejected, provides a recommendation on each change provision submitted on, and gives a reason relating the submission points.

Staff recommended amendments to Proposed Change 4 are shown in “Proposed Change 4 (Tauriko West Urban Limit) V6” – Redline strikeout version (Appendix 1).

3 **Reasons for developing Proposed Change 4**

The purpose of Proposed Change 4 is to enable urban development at Tauriko West. Tauranga and the Western Bay of Plenty continue to experience strong population growth and as a result more land is needed for housing.

The National Policy Statement on Urban Development Capacity (NPS-UDC) provides direction to address the sub-region’s growth. Tauranga City, Western Bay of Plenty District and Bay of Plenty Regional Council are collectively responsible for implementing the NPS-UDC for the Tauranga Urban Area.

At present, Tauranga City Council’s land supply falls short of that required under the NPS-UDC in the medium term (3-10 years) and long-term (10-30 years).

The Western Corridor Strategic Study SmartGrowth Option 3B Settlement Pattern Review (SPR) showed additional greenfield residential land supply is required to address a projected shortfall in development capacity. It is anticipated that without the additional capacity provided by the SPR, there would be no more residential greenfield land available by 2026. The review suggests new greenfield areas need to be identified and planned well in advance of this date to ensure capacity can be taken up at the appropriate time.

Greenfield development has been planned in Wairakei and Te Tumu in the eastern Corridor but this alone is not sufficient to meet the shortfall in capacity. Providing greenfield capacity at Tauriko West has benefits because it is:

- located on the periphery of the existing city adjacent to already existing commercial, industrial and residential areas;
- relatively easy to service with infrastructure;
- adjacent to State Highway 29; and
- owned by a limited number of landowners (i.e. not fragmented into many titles) and the majority of whom support urban development.

The land area is approximately 346 hectares and has the potential to yield approximately 3,000 new dwellings.

The SPR provided an analysis of the feasibility and appropriateness of future urban development (including Tauriko West) and made recommendations to SmartGrowth and subsequently its members about whether the Western Corridor should be urbanised and potential preferences as to the sequencing of new growth areas. The conclusion of this assessment was that both Pukemapu and Neewood areas scored relatively poorly compared to the Western Corridor and in particular Tauriko West.

The SPR determined the Keenan Road area remains suitable for urbanisation in the future. However, there are a number of complex issues in the development of the area that will take a number of years to resolve, principally the fragmented nature of land holdings, typography, and sequencing of infrastructure servicing. Therefore, Tauriko West was recommended as the next growth area to be developed.

4 Background

In August 2016, the SmartGrowth Implementation Committee approved Tauriko West as the next growth area for urban development. Enabling development of the area requires:

- Amending the RPS Urban Limit (Proposed Change 4) to include Tauriko West
- Altering the current local authority boundary between Tauranga City and the Western Bay of Plenty District under the Local Government Act 2002 (LGA); and
- A plan change to the Tauranga City Plan to rezone the land.

It also requires confirmation of the supporting New Zealand Transport Agency (NZTA) Western Corridor programme of work. These four components of work are collectively referred to as the Tauriko for Tomorrow Project. Tauriko for Tomorrow is a collaborative project driven by four key partners, Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and NZTA. Together the partners implement the vision of SmartGrowth for the wider region, starting in Tauriko West.

The RMA and LGA processes for Tauriko West matters have been discussed between the three councils and it has been agreed that progressing the required change to the RPS should occur before other project components.

At the 2 August 2017 Regional Council Regional Direction and Delivery Committee meeting, members agreed to use the Streamlined Planning Process provided for in the Resource Management Act 1991 (RMA) for Proposed Change 4.

On 8 August 2017, Regional Council applied to the Minister for the Environment to use the Streamlined Planning Process for Proposed Change 4. The streamlined approach will enable the Minister for the Environment to make a decision to approve the proposed Change, removing the risk of appeals through the Environment Court. Using the streamlined approach will also enable our partner agencies greater certainty over the timing.

In February 2018, the Minister for the Environment issued his Direction and consultation requirements for use of the Streamlined Planning Process. The direction sets out the process steps to be undertaken by Regional Council and associated timeframes.

An Engagement Partnership Agreement, Te Kauae a Roopu, was formally signed on 21 December 2017 between the three councils, NZTA and the six local hapu (Ngati Kahu, Ngati Pango, Ngati Rangī, Ngati Hangarau, Ngāi Tamarawaho and Pirirakau) who hold mana whenua over the Tauriko West area. The agreement sets out a framework to

work collaboratively on the Tauriko for Tomorrow projects. The intent of the agreement is to establish a solid foundation to build enduring working relationships. It is a six month fixed term agreement renewable upon agreement from Te Kauae a Roopu. The first meeting of Te Kauae a Roopu members was held on 23 January 2018 and regular meetings have been held since.

In line with the Ministers Direction, Proposed Change 4 was publicly notified on 22 May 2018 and submissions closed on 4 July 2018. Twenty submissions were received. No late submissions have been received. The Resource Management Act 1991 Streamlined Planning Process does not require a period for further submissions. A list of submitters is attached (Appendix 2).

5 Statutory framework

The RMA (s59-62) gives direction on the preparation of an RPS change or variation. An RPS must:

give effect to:

- a national policy statement or
- New Zealand coastal policy statement

shall have regard to:

- Any management plans and strategies prepared under other Acts
- relevant entries on the New Zealand Heritage List/Rarangi Kōrero register required by the Heritage New Zealand Pouhere Taonga Act 2014
- regulations relating to ensuring sustainability, or the conservation, management or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Māori customary fishing).
- the extent to which the RPS needs to be consistent with policy statements and plans of adjacent regional councils.

take into account:

- any relevant planning document recognised by an iwi authority, and lodged with the council.
- the matters in a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 that relate to a part of the common marine and coastal area outside the customary marine title area of the relevant group.

5.1 Iwi/hapū Management Plans

Under RPS Method 66, regional, city, and district councils are encouraged to assist iwi and hapū to develop their own resource management plans. These plans are a guide to tribal resource management and can inform other agencies of iwi and hapū interests

and values. RPS Method 12 similarly requires council take into account potential effects on cultural values and relationship identified in iwi and hapū resource management plans when assessing environmental effects of activities.

Iwi and hapū resource management plans should be used to inform any future structure planning. The section 32 evaluation report for Proposed Change 4 (Tauriko West Urban Limit) provides more detailed information about iwi/hapū management plans covering the Tauriko West area.

5.2 **Wairoa River Valley Strategy**

The Wairoa River Valley Strategy (WRVS) was adopted in 2005, with a desktop review undertaken in 2013 by SmartGrowth. It is a joint strategy between Western Bay of Plenty District Council, Tauranga City Council, Tangata Whenua and the communities within the Strategy area.

The Strategy was developed to protect the values of the Wairoa River Valley environment and did not contemplate urban development of Tauriko West. The 2013 SmartGrowth Strategy Settlement Pattern review identified the area as a suitable new greenfield growth area. The proposed development of Tauriko West has raised the need to understand the Wairoa River Valley's values, and protect its significance as part of the Tauriko for Tomorrow project.

Western Bay of Plenty District Council received two submissions on its 2018-2018 Long Term Plan, from Piriakau Incorporated Society and Te Kauae a Roopu hapū. Both submissions raised the need to review the Strategy, now that the valley's environment is proposed to be urbanised.

Western Bay of Plenty District Council has decided to discuss the review of the Strategy in the development of its 2020 work programme, noting that Tauranga City Council and BOPRC would need to partner on the review. Western Bay of Plenty District Council will consider any funding required to undertake the Strategy review through the Annual Plan process. BOPRC input into the review has not been considered in the 2018-2028 Long Term Plan.

BOPRC is not a partner to the Strategy. However, BOPRC Land Management staff were involved with the working group that informed the development of the Strategy. The group was convened by Tauranga City Council planners and lead by both Tauranga City Council and Western Bay of Plenty District Council staff. The group also consisted of major stakeholders in the valley, and iwi/hapū groups.

Most actions in the Strategy that affect BOPRC are business as usual for Land Management and Maritime teams. The Strategy was owned and implemented by the two TLAs with BOPRC assisting where needed. In 2013 there was an internal desktop review carried out by Tauranga City Council staff to align the Strategy with newly released Hapu Management Plans. This was a directive from the hapū representatives sitting on the strategic group.

A major goal of the Strategy is to progress the fencing of the Wairoa River and increase public access from Mile Lane, Bethlehem. Operationally, the Strategy is considered by BOPRC Land Management staff when interacting with Tauranga City Council and Western Bay of Plenty District Council around the Wairoa River Valley, but it does not drive land management objectives for BOPRC.

The Wairoa River Strategy is a key document for hapū and iwi, given the significance of the Wairoa River to tangata whenua. It is important that any potential or actual effects on the river are avoided or mitigated. This will be addressed as part of the structure plan process.

6 Pre-hearing meetings

No formal pre-meetings have been held with submitters.

7 Key submission issues and outcomes

Twenty submissions were received. The submissions have been grouped under five headings:

- Proposed Change 4 (Tauriko West Urban Limit)
- Appendix C – Indicative growth area timing
- Appendix D – Indicative growth area sequencing
- Appendix E – Map 10
- Other (various issues of concern outside the scope of Proposed Change 4)

Sections 7.1 to 7.5 provide an overview of the matters raised in relation to these key issues, and a summary of the responses recommended by staff. The full summary of submission points and staff recommendations report is attached (Appendix 3).

7.1 Proposed Change 4 (Tauriko West Urban Limit)

Staff Recommendation

Retain Proposed Change 4 (Tauriko West Urban Limit) to the RPS subject to amendments recommended to Appendix E Map 10 notation for Tauriko West area by removing the hatched shading so the area shows as pre 2021 start and the legend aligns with the maps for all other Appendix E map legends.

Submitter	Submission point no	Submission type	Staff recommendation
Russell Williams	1-1	support	accept
Tauriko Property Group	2-2	support	accept
Western Bay of Plenty District Council	5-1	support	accept
Gull New Zealand	10-1	support	accept
New Zealand Transport Agency	13-5	support	accept

Submitter	Submission point no	Submission type	Staff recommendation
Tauranga City Council	15-1	support	accept
SmartGrowth	16-1	support	accept
Tauranga Crossing	18-1	support	accept
Element IMF	19-1	support	accept
Heritage New Zealand Pouhere Taonga	7-1	support	accept in part
Robyn Ford	12-1	oppose	reject
Brian & Heather Jones	14-1	oppose	reject
Yvonne James	20-1	oppose	reject
Yvonne James	20-1	oppose	reject

Staff Reason

Proposed Change 4 (Tauriko West Urban Limit) is a proposal to amend the RPS urban limits line to enable urban development in the Tauriko West area. What urban development in the area will look like is still to be determined. Currently the Tauriko West area is outside the urban limit, and is zoned rural or rural residential and is not able to be used for urban development. Proposed Change 4 focuses on reclassification of the land to be within the urban limit and not on rezoning or any particulars of residential development or State Highway realignment/improvement work.

Submissions 1-1, 2-2, 5-1, 10-1, 13-1, 15-1, 16-1, 18-1, and 19-1:
Support for Proposed Change 4 is noted.

Submission 7-1:

Structure planning for the area is being carried out by Tauranga City Council. Structure planning to date has included archaeological assessments by CFG Heritage Ltd (March 2017) and a supplementary archaeological assessment by Matthew Campbell (April 2018) of three features identified in the earlier CFG report. Antoine Coffin also completed a cultural heritage report which provided further information on several sites identified in the CFG report. The assessments anticipate urban growth and full assessments and future authorities from Pouhere Taonga will be applied for in line with the archaeological and cultural values and sites identified within the Tauriko West growth area.

Submission 12-1:

The Wairoa River Valley Strategy 2013 (WRVS) did not contemplate urban development of Tauriko West. The Smart Growth Strategy Settlement Pattern was reviewed in 2016 and resulted in Tauriko West being identified as a suitable new greenfield growth area. The WRVS is a partnership between Tauranga City Council (TCC), Western Bay of Plenty District Council (WBOPDC), tangata whenua and the community. It recognises the significance of the Wairoa River Valley for its natural and spiritual qualities. The strategy seeks to protect the unique values of the Wairoa River Valley for the long term benefit of the community. The WRVS has goals around building community awareness of the areas values; using the area sustainably; enhancing water quality (including reducing contaminants entering the river); recognising biodiversity and

the importance of natural vegetation; protecting view shafts; ensuring residential development is discreet; protecting cultural landscapes and helping tangata whenua protect their traditional values; replanting margins, promoting recreation, fostering stewardship and creating a green corridor (among a great many other objectives). The WRVS was developed as a rural strategy and is scheduled to be reviewed in 2020 to reflect the proposed urban development of the Tauriko West area. Structure planning for the area is being carried out by Tauranga City Council. Structure planning will plan for the area's proposed urban growth and provide for the RPS environmental protection requirements and consider the WRVS objectives.

Submission 14-1:

Proposed Change 4 does not address State Highway or intersection improvement work. Proposed Change 4 (Tauriko West Urban Limit) is a proposal to amend the RPS urban limits line to enable urban development in the Tauriko West area. What that will look like is still to be determined. Currently the Tauriko West area is outside the urban limit, and is zoned rural or rural residential and is not able to be used for urban development. Proposed Change 4 focuses on reclassification of the land to be within the urban limit and not on rezoning or any particulars of residential development or State Highway realignment/improvement work.

Submissions 20-1 and 20-2:

The Smart Growth Strategy Settlement Pattern was reviewed in 2016 and resulted in Tauriko West being identified as a suitable new greenfield growth area. Structure planning for the area is being carried out by Tauranga City Council. Structure planning will plan for the area's proposed urban growth and provide for the RPS urban growth objectives including identifying and providing for historic heritage sites and values, natural hazards and environmental effects. The Consultation process followed for Proposed Change 4 is set out in the section 32 evaluation report. Residents, landowners, and affected parties were sent notification information and provided with links to websites for further information on both Proposed Change 4 and the wider Tauriko for Tomorrow Project as part of the Proposed Change 4 notification process. Provisions for archaeological sites, flooding mitigation, and river silting will be addressed through structure planning.

7.2 Appendix C – Indicative growth area timing

Staff Recommendation

Retain Appendix C – ‘Indicative growth area timing’ as proposed. It is required to meet the requirements of RPS Policy UG 6A ‘Sequencing of urban growth development – western Bay of Plenty sub-region’.

Submitter	Submission point no	Submission type	Staff recommendation
Tauriko Property Group	2-1	support	accept
George & Shirley Marriott	9-1	oppose in part	reject
George & Shirley Marriott	9-2	oppose in part	reject

Staff Reason

Submissions 2-1:

Support for Appendix C – Indicative growth area timing is noted.

Submissions 9-1, and 9-2:

The table in Appendix C of the RPS shows indicative growth area timing and business land provision. The information in column 3 indicates the estimated year residential growth area development capacity will be reached. It is indicative only as the rate at which infill occurs is largely determined by landowners/developers. Monitoring of residential uptake occurs annually. This research is reported jointly by Tauranga City Council and Western Bay of Plenty. Because currently it is unclear when development will commence, and capacity will be reached, the estimate for reaching capacity in 2045 is a best indication available. The information in column 5 refers to the business land provision for the corresponding 'Management area' row. Residential alternatives, affordable housing, and emergency housing are not relevant to Appendix C or addressed as part of Proposed Change 4.

7.3 Appendix D – Indicative growth area sequencing Staff Recommendation

Retain Appendix D – 'Indicative growth area sequencing' as proposed. It is required to meet the requirements of RPS Policy UG 6A 'Sequencing of urban growth development – western Bay of Plenty sub-region'.

Submitter	Submission point no	Submission type	Staff recommendation
Tauriko Property Group	2-4	support	accept
George & Shirley Marriott	9-3	oppose in part	reject
Kitchener Trust	11-1	neutral	reject

Staff Reason

Submission 2-4:

Support is noted.

Submission 9-3:

Appendix D represents indicative growth area sequencing as required by RPS Policy UG 6A. As the recommendation is to retain the Tauriko West growth area, provision needs to be made to include it in Appendix D. The timing for Tauriko West is 2019-2045, providing a 26 year period in which planning, development and full uptake can occur. Council considers 2019-2045 a reasonable time frame to progress development of the new Tauriko West growth area. Time frames for growth area development and sequencing are indicative only as development is driven by developers and landowners. Annual monitoring of residential development will identify how infill rates align with Appendix C and Appendix D indicative timing and sequencing. If the rate of development differs amendments can be promoted as part of the next RPS review

scheduled to occur in 2024. Time frames for other growth areas within the urban limits mentioned in the submission are:

- 2010-2023 13 yrs - North West Bethlehem
- 2036-2051 15 yrs – Neewood
- 2021-2038 17 yrs - Pukemapu
- 2026-2041 15 yrs - Welcome Bay South

Submission 11-1:

Pyes Pa West (Keenan Road) development is scheduled to begin after 2021. No change is recommended to be made to the current sequencing timing because:

- The SmartGrowth 3B Settlement Pattern Review determined the Keenan Road area remains suitable for urbanisation in the future. However, there are complex issues relating to the development of the area that will take a number of years to resolve, principally the fragmented nature of land holdings, topography, and sequencing of infrastructure servicing. The review showed that additional greenfield residential land supply is required to address a projected shortfall in capacity required by the NPS-UDC. It was recommended to, and approved by SmartGrowth, TCC, WBOPDC, and BOPRC that Tauriko West be prioritised for urbanisation prior to the Pyes Pa Keenan Road area. A more detailed explanation is contained in the Proposed Change 4 s32 Evaluation Report.
- Urban development in the Eastern Corridor (Te Tumu) is progressing currently and will contribute to meeting the NPS-UDC requirements.
- The Future Development Strategy (FDS) for Tauranga and the Western Bay of Plenty (NPS-UDC requirement) is currently being developed and will determine location and scheduling of future urban development areas. Consultation for the FDS is scheduled for late 2018 and is a more appropriate forum for this issue to be addressed.

7.4 Appendix E – Map 10

Staff Recommendation

Retain Tauriko West residential growth area addition to Map 10 of Appendix E 'Management and Growth areas for the western Bay of Plenty'. Amend the notation for Tauriko West area by removing the hatched shading so the area shows as pre 2021 start and the legend aligns with the maps for all other Appendix E map legends.

Submitter	Submission point no	Submission type	Staff recommendation
Tauriko Property Group	2-3	support	accept
Keith Catran	8-1	oppose	reject
George & Shirley Marriott	9-4	oppose in part	accept in part

Staff Reason

Submission 2-3:

Support is noted.

Submission 8-1:

No change is recommended. Proposed Change 4 includes the Redwood Lane area within the urban limit. The proposed new urban limit line follows the edge of the Wairoa River from the existing urban limit edge by River Oaks Drive to the Omanawa River Bridge. The proposed new urban limit area is adjacent to the existing urban limit and the lower Belk Road urban limit area identified in the RPS to start post 2021. The lower Belk Road, post 2021 area, follows the line of the Omanawa River upstream. Proposed Change 4 joins the two areas either side of the Omanawa Bridge. There are many existing landowners adjoining Wairoa River to the north of the Tauriko West growth area who have continued with their existing lifestyle land uses and relying on onsite services despite being included in the urban limits for the last 10 years. Lifestyle landowners in the growth area can continue to use their properties for that purpose as these have protection under section 10 of the RMA as existing use rights. Other landowners may however take advantage of amended plan provisions that allow them to subdivide more intensively than current rural zone provisions may permit.

Submission 9-4:

The words 'future' and 'potential' are recommended to be deleted from Map 10 and the legend aligned with all other Appendix E maps. The Tauriko West area will be notated 'Urban limit (start pre 2021)'. Proposed Change 4 relates to adjustment of the Urban Limit (Map 10), indicative growth area timing and business land sequencing (Appendix C), and indicative growth area sequencing (Appendix D). Residential rezoning will be the subject of changes to the Tauranga City Plan.

7.5 Other (various issues of concern outside the scope of Proposed Change 4)

Staff Recommendation

No change to Proposed Change 4. Several submissions are outside the scope of Proposed Change 4 (Tauriko West Urban Limit) and cannot be addressed through this process.

Submitter	Submission point no	Submission type	Staff recommendation
John Coster	3-1	neutral	reject
John Coster	3-2	neutral	reject
John Coster	3-3	neutral	reject
John Coster	3-4	neutral	reject
Wayne Fraser	4-1	neutral	reject
Wayne Fraser	4-2	neutral	reject
Wayne Fraser	4-3	neutral	reject
Wayne Fraser	4-4	neutral	reject
Wayne Fraser	4-5	neutral	reject

Submitter	Submission point no	Submission type	Staff recommendation
Wayne Fraser	4-6	neutral	reject
Wayne Fraser	4-7	neutral	reject
Powerco Limited	6-1	neutral	reject
Kitchener Trust	11-2	neutral	reject
Nicola O'Donoghue	17-1	neutral	reject
Nicola O'Donoghue	17-2	neutral	reject
Nicola O'Donoghue	17-3	neutral	reject
Keith Catran	8-2	oppose	reject

Staff Reason

Submissions 3-1, 3-2, 3-3, 3-4, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 6-1, 8.2, 11-2, 17-1, 17-2, 17-3: raise other matters outside scope of Proposed Change 4 (Tauriko West Urban Limit).

Currently Tauriko West sits outside the urban limit and properties are not able to be used for urban development. Proposed Change 4 seeks to amend the RPS urban limits to enable urban development within the Tauriko West area. How that urban development takes shape is still to be determined through other Tauriko for Tomorrow Project work streams and consultation processes namely structure planning and the city plan change processes under the RMA. Proposed Change 4 does not address specific issues raised in these submissions regarding:

- The operation, maintenance and upgrade to electricity and gas distribution networks
- State highway realignment/improvement work
- Riparian margins, land for reserves, river greenbelt areas
- Restriction of industrial activities
- Archaeological assessments
- Housing Accord Special Housing Areas Act • Co-ed public high school
- Provision for adequate parking at Tauranga Crossing interchange
- Engine braking restrictions
- Road widening, safety, speed limits and road surfacing
- Traffic congestion

The RPS Urban and Rural Growth Management provisions require large scale land use change provide for the above considerations. Structure plan considerations are identified in RPS Method 18.

Approximately two thirds of the proposed Tauriko West growth area sits within the Western Bay of Plenty district. Western Bay of Plenty District Council (WBOPDC) is starting the process to alter the boundary to move the land within the Tauranga City area. This process will include community and landowner consultation. The Local Government Commission will make the final decision on the boundary alteration proposal. WBOPDC expects to submit the boundary change application to the Commissioner in late-2018. If the Commission agrees to consider the application it will

publicly notify the application in early-2019 and carry out a further consultation process, with a decision expected by mid-2019.

If the Tauranga/Western Bay boundary alteration process is approved, Tauranga City Council (TCC) will be able to complete structure planning for the area and commence a city plan change process to imbed the structure plan into the city plan. Most issues raised in the submissions are better addressed through the boundary adjustment, structure planning and city plan change projects. TCC is currently working on technical assessments and modelling for natural hazards, transport, water supply, wastewater, and storm water and assessments for landscape, ecological, archaeology, cultural and heritage. These assessments will form the basis for the future structure plan and the resulting City Plan change. These are likely to be available public consultation later in 2018.

The New Zealand Transport Agency (NZTA) is working to identify the best solutions for the transport network in Tauranga's Western Corridor. The new Government Policy Statement on Land Transport has increased funding for investment in safety, public transport, walking and cycling projects to enhance people's access to economic and social opportunities, and has reduced investment in building new state highways. NZTA is responding to this change by re-evaluating 16 projects nationally, including the Tauriko Network Plan to ensure they deliver on the Government's priorities. NZTA plans to go back to stakeholders and the public later in 2018 to help inform its final recommended projects and timing of activity. In parallel, NZTA is looking at safety and reliability improvements on SH 29 and SH29A over the next one to three years. The areas being addressed are:

- Barkes Corner (SH29A) – round about metering Pyes Pa Road and westbound on SH29A with traffic signals that will operate during the peak flow. Due to be in operation in August 2018
- Cambridge Road intersection (SH29) – traffic lights
- Belk Road intersection (SH29) – right turn bay
- Safe and appropriate speed limits from Barkes Corner (SH29A) to Omanawa Road (SH29)

NZTA will be consulting with stakeholders and the public at various stages throughout this work.

8 **Minor amendments to Proposed Change 4**

Amendments have been made to the Proposed Change 4 under Schedule 1 clause 16(2) of the RMA and are shown in the redline strikeout version of Proposed Change 4.

Recommendations

That the Hearing Committee:

- 1 **Receives the report – Proposed Change 4 (Tauriko West Urban Limit to the Bay of Plenty Regional Policy Statement – Overview Report on Submissions.**
- 2 **Receives the report – Proposed Change 4 (Tauriko West Urban Limit to the Bay of Plenty Regional Policy Statement Staff Recommendations on Provisions with Submission and Further Submissions.**
- 3 **Receives the redline strikeout version of Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement attached to this report.**
- 4 **Hears submitters and makes decisions in accordance with Schedule 1 to the Resource Management Act 1991 on all submissions received to Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement.**
- 5 **Recommends its decisions in (4) above to the Minister for the Environment for approval.**
- 6 **Notes, the amendments which staff have recommended be made to the Proposed Change 4 provisions are also shown in the Staff Recommendations Redline Strikeout Version 6.0.**



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for General Manager Strategy and Science